

ONEIDA COUNTY **PLANNING AND ZONING**

P.O. Box 400
Rhineland, Wisconsin 54501-0400
Telephone (715) 369-6130
Fax (715) 369-6268
e-mail zoning@co.oneida.wi.us
Website: www.oneida.wi.gov

Permits other than those required by this Department may be required prior to the start of construction. You may be required to obtain a permit from the Town, State, or Federal Government. This Department will make every attempt to inform you of possible permits required that are not directly related to this Department. It is your responsibility to contact the respective governmental units and obtain the permit(s) required. Examples of other permits are provided below.

Driveway Permit

Most town governments in Oneida County require that a driveway permit be obtained prior to the start of construction. It is your responsibility to obtain the driveway permit. If your property fronts a county road, contact the Oneida County Highway Department, P.O. Box 696, 730 Kemp St, Rhineland, WI 54501 (715)369-6184. If your property fronts a state or federal road, contact the WI Dept of Transportation, 510 N Hanson Lake Rd, Rhineland, WI 54501 (715)365-3490.

Building Permit

As of December 18, 2003, Wisconsin Law requires enforcement of the State Uniform Dwelling Code (UDC) for all municipalities. Each town may handle UDC enforcement in a different manner. It is your responsibility to contact the Town for information related to UDC requirements.

State and/or Federal Permit

Projects such as wetland dredge/fill, riprap or other shoreland projects may require State and/or Federal approvals. For example, the U.S. Army Corps of Engineers (USACE) regulates wetland dredge and fill activities along with the Wisconsin Department of Natural Resources (WDNR). The WDNR regulates riprap projects and other types of shoreland development. It is your responsibility to obtain the State and Federal Permits.

- ♦ USACE contact: Michael O'Keefe 715-345-7911
- ♦ WDNR contacts: Jim Grafelman 715-365-8991
Wendy Henniges 715-365-8961

Covenants and other Deeds

Subdivisions and other properties sometimes have restrictions related to building size, setbacks, etc. that are more restrictive than the County requirements. It is your responsibility to research these documents and provide this information prior to completion of County permits.

PERMIT REQUIREMENTS
IN THE ZONED AREAS OF ONEIDA COUNTY

1. A permit is required for the removal of dwellings, manufactured houses, mobile homes, house trailers, travel trailers, or any of their variations regardless of whether or not they are mobile or licensed and REGARDLESS OF COST. Placement of mobile homes, house trailers, travel trailers, or campers are prohibited, except when involving properties where a dwelling has been legally established.
2. A permit is required for the construction or modification of any structure that does not meet minimum setback requirements, regardless of cost or size of structure contact the Planning & Zoning Office.
3. A permit is required for the change of use of any structure or land.
4. A permit is required for the construction or moving of any structure if the cost is greater than \$2,500.00 (materials and labor) or greater than or equal to 200 square feet.
5. A zoning permit shall be obtained before:
 - A. A structure is built, erected, placed, enlarged, altered or moved.
 - B. A structure is structurally altered so as to change its use or increase the square footage of its floor area or vertical surface area.
 - C. A structure is repaired when 50% or more of a structure's CEAV has been damaged or destroyed by fire or other catastrophic cause.
 - D. The use of a structure or property is changed.
6. Exceptions to zoning permit requirement.
 - A. New Structure (costs under \$2,500).

A zoning permit shall not be required when the total fair market value of materials and labor reasonably anticipated for the total cost of constructing a new structure is \$2,500.00 or less, and provided:

 1. The structure is less than 200 square feet in size.
 2. The structure is not part of a sewerage system.
 3. The structure conforms with all other requirements of this Ordinance.
7. Modification of ANY signs, contact the Planning and Zoning Office.
8. Permits are not required for: maintenance and repairs, regardless of cost; or open fences.

A permit EXPIRES two (2) years from the date of issuance.
9. Sanitary permits are required in all towns for replacing, repairing, or altering any portion of a septic system or any other sanitary facility. No Zoning Permit will be issued for any structure intended for human occupancy until a Sanitary Permit has been approved.
10. A lot or parcel of less than five acres created after the effective date of this ordinance must be approved by the Zoning Office before a Zoning Permit or Sanitary Permit will be approved.

ZONED AREAS

1. In zoned areas, new home construction must conform to the County zoning district and dwelling requirements. The following towns are zoned in their entirety: Cassian, Hazelhurst, Lake Tomahawk, Little Rice, Lynne, Minocqua, Newbold, Nokomis, Pelican, Piehl, Pine Lake, Stella, Three Lakes, Woodboro and Woodruff.
2. The following townships are only zoned in areas that are within 300 feet of navigable streams, rivers or landward side of floodplain or 1,000 feet of navigable lakes, ponds, or flowages: Crescent, Enterprise, Monico, Schoepke and Sugar Camp.

LOCATION/SETBACK REQUIREMENTS

DWELLINGS & STRUCTURES (Including eaves and overhangs)

Ordinary High Water Mark (OHWM).....	75'
Side lot line.....	10'
Wetland (no grading within 5 feet of the edge of the wetland).....	0'

HIGHWAY AND ROADWAY SETBACKS

The setback shall be 20' from the right-of-way provided the right-of-way is clearly identified by one of the following documents: CSM, plat, deed or court order is on file with the ROD or Clerk of Courts; or a SM is filed with County Survey Records; or a highway order or similar document is on file with the town. In the absence of a documented right-of-way the setback shall be measured from the centerline of the following roads:

State/Federal.....	80'
Trans 233 setback.....(discuss with Staff)	
County.....	70'
Town.....	60'

ACCESSORY BUILDING (garage, pole building, shed)

Lot line	5'
Wetland (no grading within 5 feet of the edge of the wetland)	0'

WELL (as regulated by the DNR)

Dwelling / Structure (from eave or overhang).....	2'
Septic tank / Holding Tank.....	25'
Dispersal area (septic field).....	50'
Lot line.....	5'
Ordinary High Water Mark (OHWM).....	25'

SEPTIC TANK / HOLDING TANK

Dwelling / Accessory structure.....	5'
Lot line.....	2'
Ordinary High Water Mark (OHWM).....	10'
Well.....	25'

DISPERSAL AREA (septic field)

Dwelling.....	10'
Dwelling without basement.....	10'
Accessory structure.....	10'
Lot line.....	5'
Ordinary High Water Mark (OHWM).....	50'
Well.....	50'
Right-of-way / property line.....	5'

NON-PLUMBING SANITATION SYSTEM (privy, composting toilet, etc)

Dwelling.....	25'
Lot line.....	10'
Steep bank 15% @ edge of water.....	25'
Ordinary High Water Mark (OHWM).....	75'
Wells.....	50'
Wetland.....	25'

BOATHOUSE

Lot line.....	5'
Wetland (no grading within 5 feet of the edge of the wetland).....	0'
Ordinary High Water Mark (OHWM) – in viewing corridor.....	0'

BERTH STRUCTURE (pier, boat shelter, etc)

Lot line (extended).....	10'
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AVERAGING: See Handout

BUILDING HEIGHT: See Handout

ONEIDA COUNTY ZONING PERMIT APPLICATION		PERMIT #	
(Permit must be posted in a conspicuous location prior to and during construction)			
Applicant's last name: JACKSON		First: ROBERT	
Address: 1800 CODE WAGON LN		City: EAGAN	
		State: MN	
Telephone number: 650-985-2000		Zip: 55122	
Applicant's last name: JAMES AS ABOVE		First:	
Address:		City:	
State:		Zip:	
Telephone number:		Contractor's last name: BETTER BUILDERS	
		First:	
Address: P.O. Box 100		City: M120CQUA	
		State: WI	
Telephone number: 715-556-1000		Zip: 54548	

PROPERTY INFORMATION			
Section: R1	Town: T39 N	Range: R4E	Aces: 1.5
Legal Desc: TRACT 55 LOT 5			
Check one <input checked="" type="checkbox"/> Shoreland property <input type="checkbox"/> Non-shoreland property (If this is a shoreland property, a Shoreland Alteration Permit may be required).			
Name of navigable water property abuts: BLUE LAKE			
Is property adjacent to a wetland, which is contiguous to a navigable water body? NO			
Directions to property: HIGH 51, THEN WEST ON BLUE LAKE RD ABOUT 0.5 MILES. (FIRE # 7605 - BLUE LK RD)			

Use: <input checked="" type="checkbox"/> Year round <input type="checkbox"/> Seasonal	Water supply: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Municipal	Foundation: (check all that apply) <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Unfinished <input type="checkbox"/> Walkout
	<input type="checkbox"/> Craw space <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other (specify) _____	
Construction Type: <input checked="" type="checkbox"/> Site constructed <input type="checkbox"/> Manufactured in Other (Specify) _____	Sanitary Sewer: <input type="checkbox"/> Sanitary Permit # 100-00	
<input type="checkbox"/> Existing septic system evaluation date: _____		
<input type="checkbox"/> Sanitary district connection		
<input type="checkbox"/> Other (Specify) _____		
<input type="checkbox"/> Number of bedrooms upon completion: 3		

Check all that apply.	
<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Mobile home
<input type="checkbox"/> Storage shed	<input checked="" type="checkbox"/> Basement
<input type="checkbox"/> Sunroom	<input type="checkbox"/> Entryway
<input type="checkbox"/> Wall house	<input type="checkbox"/> Gazebo
<input type="checkbox"/> Kennel/animal shelter	<input type="checkbox"/> Walkway
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Change of Use

Check all that apply.	
<input type="checkbox"/> Workshop	<input type="checkbox"/> Boat house/boat shelter
<input type="checkbox"/> Additional living area	<input type="checkbox"/> Enclosed or covered porch
<input type="checkbox"/> Patio	

I certify check all must be listed as a project on this application. This is not an all-inclusive list. Please add any items not specified on the list above under "Other Items."

Is a survey map or accurate drawing of the property available? If so, please attach. If not, provide a drawing of the boundaries of your property, the location of all existing structures, proposed new structures/additions and show the following measurements:

548 feet to centerline of road
13 feet to septic tank
13 feet to wetland area

515 feet to right-of-way
27 feet to absorption area
80 feet to ordinary high water mark

1" = 40'

Accurate drawings must be to this scale (1 square = 10 ft)
(indicate north with arrow)

2 BLUE LANE

100'

80'

PROPERTY LINE

PROPERTY LINE

NEW HOME

20'

653'

Garage

39'

SEPTIC TANK

48'

12'

515' TO RIGHT OF WAY

515' TO RIGHT OF WAY

PROJECT DETAILS:

1. Indicate present and proposed use of the property. SINGLE FAMILY RESIDENCE
2. Are blueprints or plans available for the project(s)? If so, please attach. If not, please provide a scaled drawing of the structure(s) on the reverse side of this sheet.
3. If the construction involves a dwelling, what is the roof pitch (minimum 2:12 or greater)? 9/12
4. Describe pooling materials. NO POOLING MATERIALS

Additional details: CONSTRUCT A (3) BEDROOM CEDAR SIDED HOME ON A RAISED BASEMENT, FORMERS ON EACH SIDE OF LOT AREA AND ATTACHED GARAGE; NO TREES OR TREES AT THIS TIME

Are architectural, engineering or contractor plans available for the building(s) and/or other structures on the property? If so, please attach. If not, please provide a scaled drawing of the buildings below.

Accurate drawings must be to this scale (1 square = 4 ft) (indicate north with arrow)

SEE ATTACHED DRAWINGS

PROPOSED PROJECT DETAIL

Project 1: NEW (3) 3R HOME	Permit type: (office use only)	Permit sub-type: (office use only)
Building Dimensions: Length 32' Width 28' (total) Height 25' # of stories 1		
Total fair market value, including labor upon completion: \$ 130,000	Fee:	Total sq ft = 896
Project 2: LOFT	Permit type: (office use only)	Permit sub-type: (office use only)
Building Dimensions: Length 18' Width 28' Height 12' # of stories 1		
Total fair market value, including labor upon completion: \$ INCLUDED ABOVE	Fee:	Total sq ft = 504
Project 3: BASEMENT	Permit type: (office use only)	Permit sub-type: (office use only)
Building Dimensions: Length 32' Width 28' Height 8' # of stories N/A		
Total fair market value, including labor upon completion: \$ INCLUDED ABOVE	Fee:	Total sq ft = 896
Project 4: GARAGE	Permit type: (office use only)	Permit sub-type: (office use only)
Building Dimensions: Length 26' Width 24' Height 14.5' # of stories 1		
Total fair market value, including labor upon completion: \$ INCLUDED ABOVE	Fee:	Total sq ft = 624

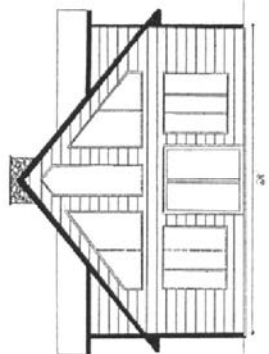
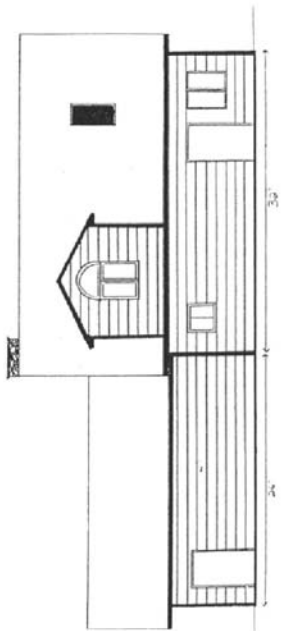
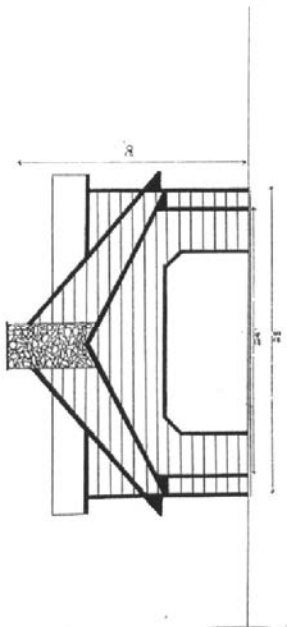
ZONING PERMIT EXPIRATION: A zoning permit or a renewed zoning permit shall expire one year from the date of issuance. A zoning permit may be renewed only one time.

APPLICANT'S CERTIFICATION: The undersigned hereby applies for the above described zoning permit and certifies that the information provided is complete, accurate, and that all projects will be completed in compliance with the requirements of the Onida County Zoning Ordinance and all other applicable ordinances and laws of the State of Wisconsin. The applicant understands that the issuance of this permit creates no legal liability, express or implied, on Onida County and that failure to comply with the permit may result in suspension or revocation of this permit or other penalty.

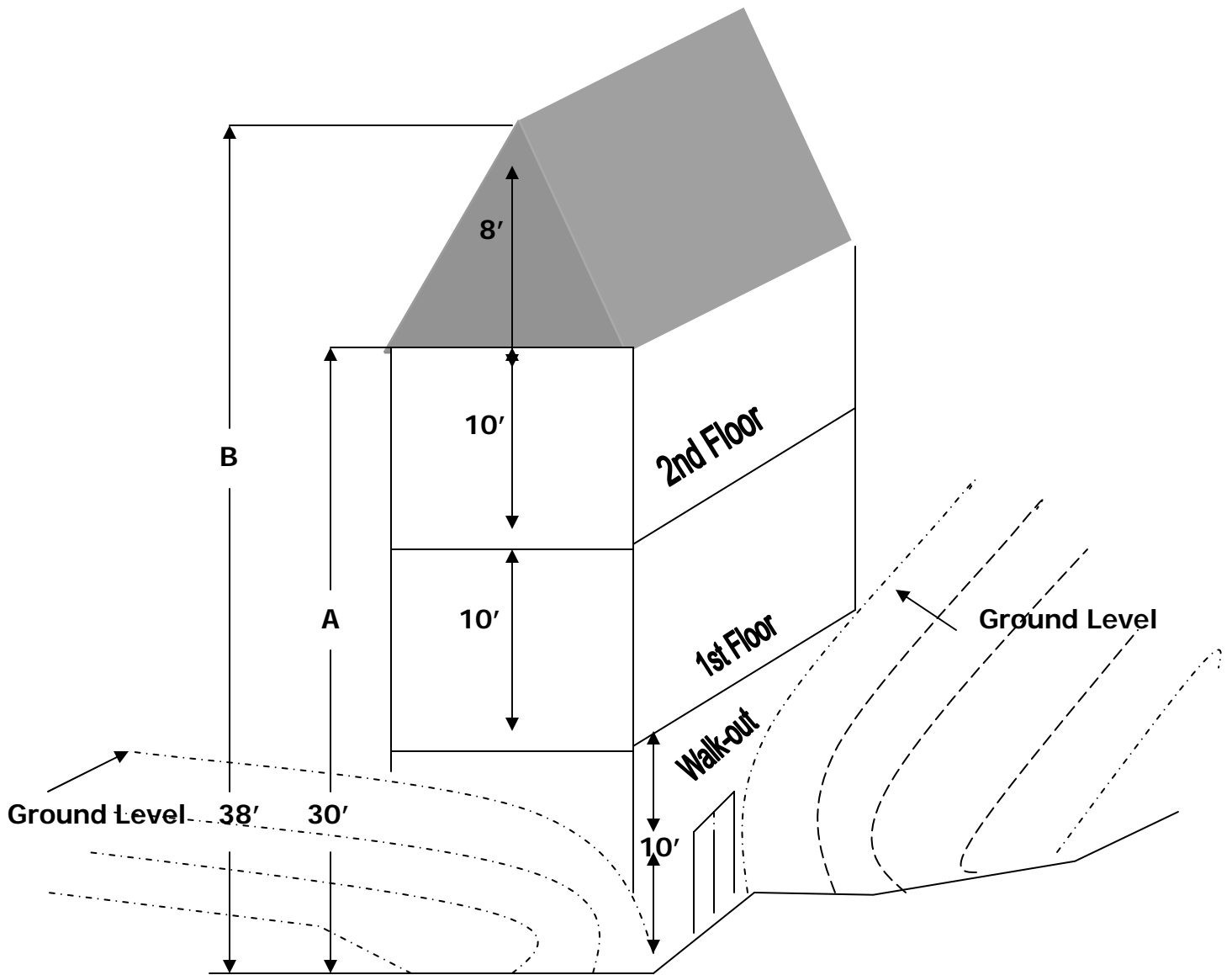
Print name (owner/agent) ROBERT JACKSON Date 5-15-00
Signature (owner/agent) Robert Jackson Date 5-15-00

OFFICE USE ONLY

<input type="checkbox"/> Conforming <input type="checkbox"/> Nonconforming	Zoning district: (office use only)	Report code: (office use only)
Is the property located in a floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	Map # (office use only)	FIRM dated: (office use only)
Remains and/or conditions of issuance: (office use only)		
This application has been reviewed pursuant to Ordinance dated: (office use only)		
Sanitary inspection fee: (office use only) Total fee: (office use only)		
Issued date: (office use only)		
Zoning Administrator's signature (staff initials): (office use only)		
Expiration date: (office use only)		



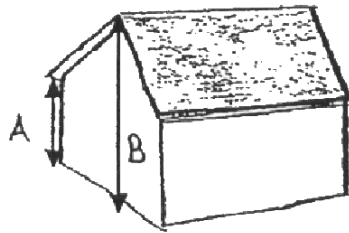
9.72 Height Restriction Measurement Examples



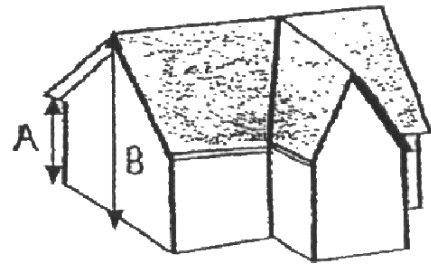
$$A+B=C/2 = \text{Height}$$

$$30 + 38 = 68/2 = 34'$$

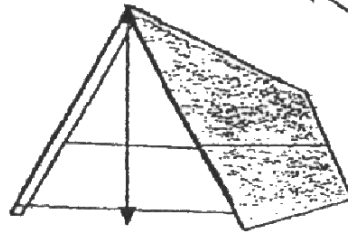
INTERPRETATIONS OF BUILDING HEIGHT REQUIREMENTS



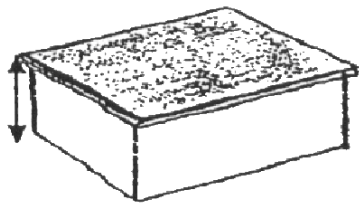
GABLE



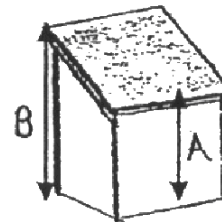
CROSS-GABLE



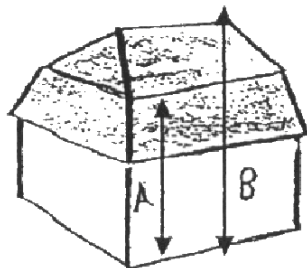
A-FRAME



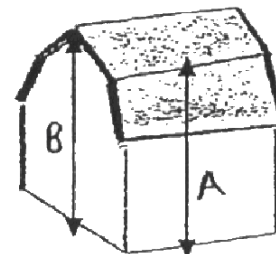
FLAT



LEAN-TO



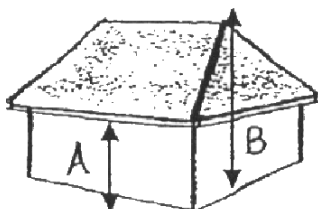
MANSARD



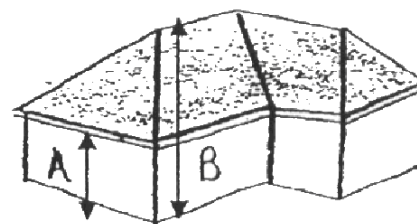
GAMBREL



GEODESIC
DOME



HIP



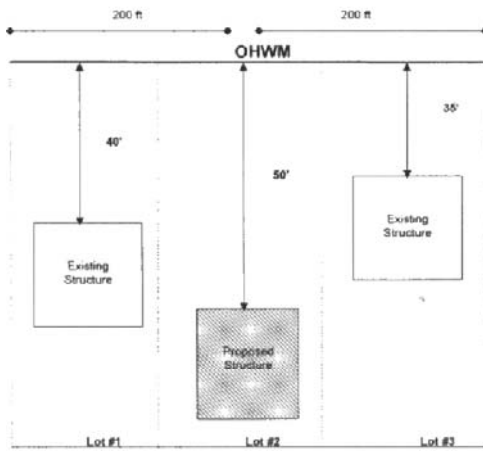
CROSS-HIPPED

APPENDIX C

REFER TO: SECTION 9.94(A)(2)(a)

Setback Averaging

Example: $\frac{75 + 40 + 35}{3} = 50$ feet

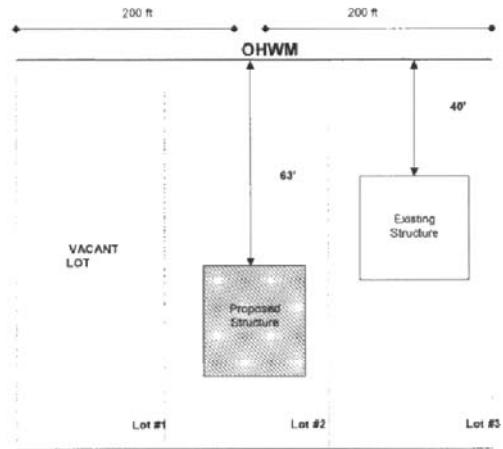


APPENDIX D

REFER TO: SECTION 9.94(A)(2)(a)

Setback Averaging

Example: $\frac{75 + 75 + 40}{3} = 63$ feet

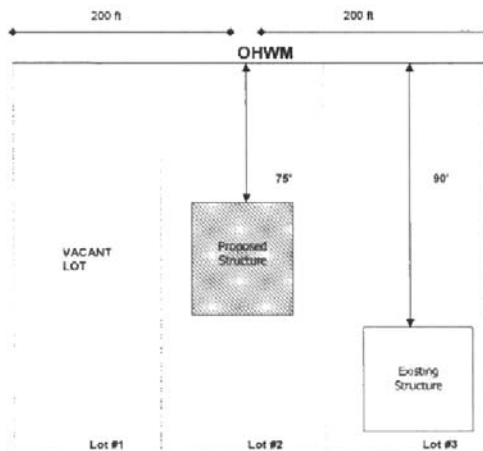


APPENDIX E

REFER TO: SECTION 9.94(A)(2)(a)

Setback Averaging

Example: $\frac{75 + 75 + 90}{3} = 80$ feet



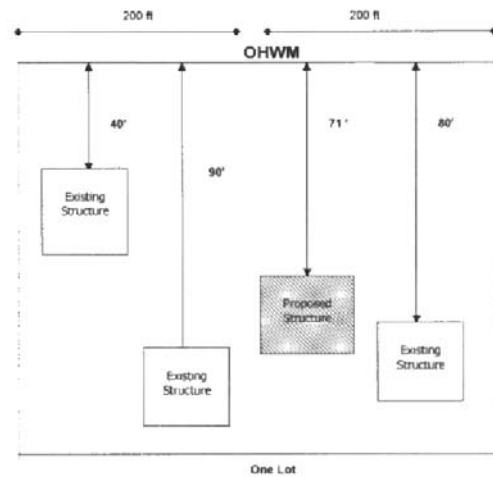
Property averages at 80' however the proposed structure can be placed at 75'.

APPENDIX F

REFER TO: SECTION 9.94(A)(2)(a)

Setback Averaging

Example: $\frac{75 + 90 + 80 + 40}{4} = 71$ feet



APPENDIX G

REFER TO SECTION 9.94(A)(2)(a)

Setback Averaging

Example: $\frac{75 + 40 + 60 + 50}{4} = 56 \text{ feet}$

